

83020

City of Riverside
Public Works Department
3900 Main Street
Riverside, CA 92522

This space for Recorder's use

RECEIVED FOR RECORD
20 Min. Past 2 o'clock P. M.
At Request of
Riverside Bureau
Book 1980. Page

83020

MAY 1 - 1980

Recorded in Official Records
of Riverside County, California

RECEIVED
4
Dwight Spivey Recorder

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-34-790)

Property Owner(s): RIVERSIDE BUSINESS CENTER

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on April 3, 19 80, a waiver of parcel map for a lot line adjustment was granted for the following described real property located in the City of Riverside, County of Riverside, State of California, which property thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

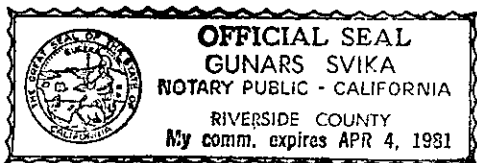
1915


PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

By Keith Anderson
Planning Director
City of Riverside

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On MAY 1, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MICHAEL G. GARDNER, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument on behalf of the Planning Commission of the City of Riverside, and acknowledged to me that said Planning Commission executed the same.




Notary Public in and for said County and
State

That portion of Parcel 13 and 14 of Parcel Map 12957 as recorded in Book 73 of Parcel Maps, at Pages 91 through 93, inclusive, records of Riverside County, California described as follows:

BEGINNING at the most southerly corner of said Parcel 14;

THENCE North $34^{\circ} 01' 45''$ West, a distance of 106.87 feet;

THENCE North $06^{\circ} 23' 45''$ East, a distance of 35.47 feet;

THENCE North $55^{\circ} 58' 15''$ East, a distance of 162.87 feet;

THENCE Northeasterly on a curve concave to the southeast having a radius of 570.00 feet, through an angle of $11^{\circ} 34' 01''$, an arc length of 115.07 feet;

THENCE North $67^{\circ} 32' 16''$ East, a distance of 90.45 feet;

The preceding five (5) courses are along the westerly and northerly lines of said Parcel 14 and the northerly line of said Parcel 13;

THENCE South $22^{\circ} 27' 44''$ East, a distance of 180.00 feet to a point on the southerly line of said Parcel 13;

THENCE South $67^{\circ} 32' 16''$ West, along said southerly line of Parcel 13 and southerly line of said Parcel 14 a distance of 359.99 feet to the point of beginning.

DESCRIPTION APPROVAL
by *George Hutchinson* 5/1/80 by *DLJ*
Surveyor

PARCEL MAP WAIVER PLOT

PLAN

FEBRUARY 1980

SCALE 1"=100'

BY:

J.F. DAVIDSON ASSOCIATES
11200 S. MT. VERNON AVE. SUITE "D"
COLTON, CA. 92324, PH. 825-1082

FOR:

T. & S. DEVELOPMENT
5225 CANYON CREST DRIVE
BLDG. 100, SUITE 150
RIVERSIDE, CA. 92507, PH. 686-1424

12957

RECEIVED 2

PMW-34-790

PAID 79/9/93

3-26-80

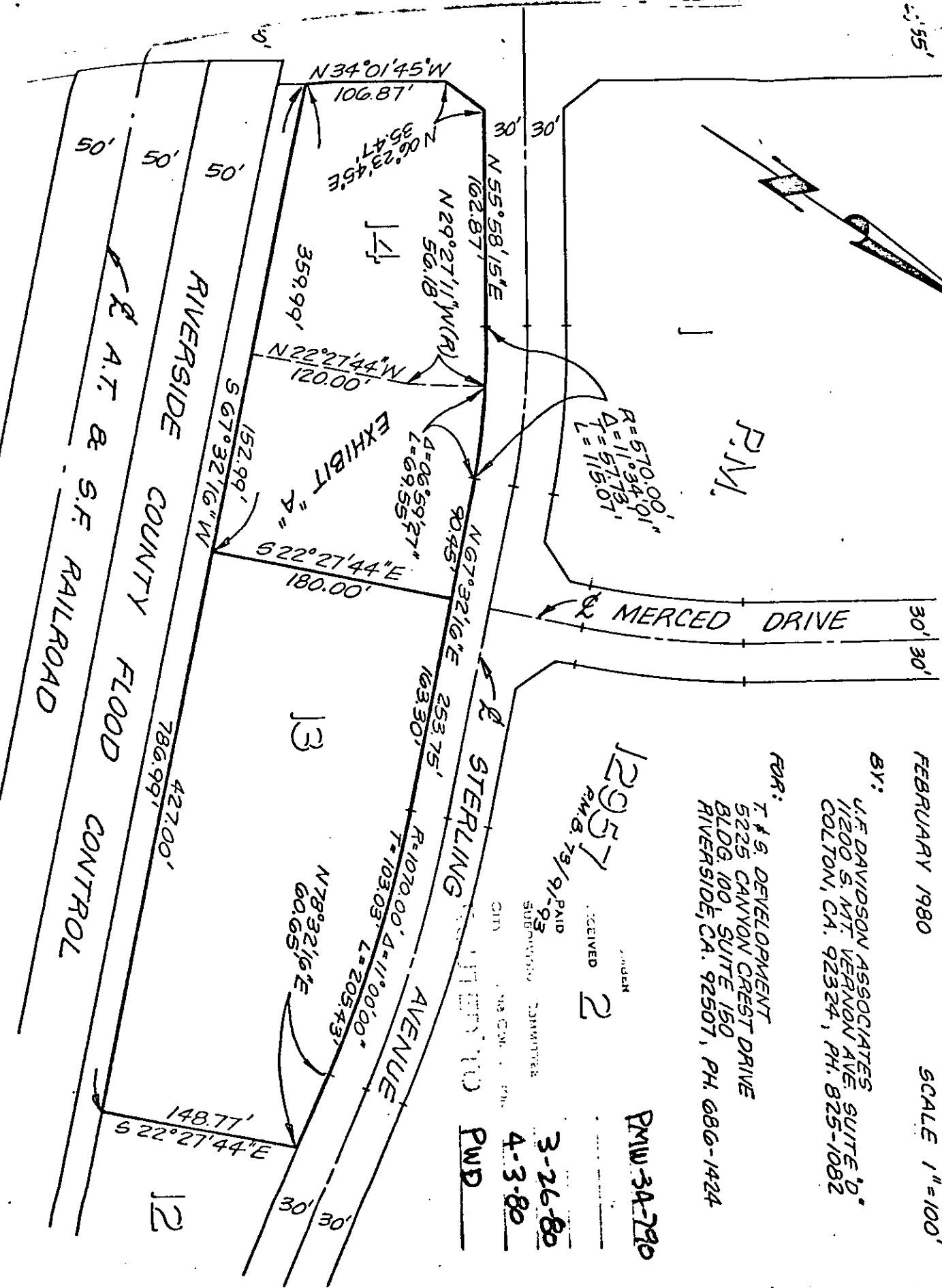
CITY

COMMITTEE

4-3-80

STERLING AVENUE

PWD



Parcel Map Waiver Procedure
The filing of a parcel map to eliminate or permit minor
variances or zoning Ordinance variances
shall be subject to the following details:

83021

City of Riverside
Public Works Department
3900 Main Street
Riverside, CA 92522

RECEIVED FOR RECORD
26 Min. Past 3 o'clock P.M.
At Request of
Hersende Bureau
Book 1980, Page

MAY 1 - 1980

Recorded in Official Records
of Riverside County, California

Daniel D. Sullivan Recorder
 FRES 4

This space for Recorder's use

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-34-790)

Property Owner(s): RIVERSIDE BUSINESS CENTER

6/15/2-

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on April 3, 1980, a waiver of parcel map for a lot line adjustment was granted for the following described real property located in the City of Riverside, County of Riverside, State of California, which property thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

See Attached Description

This action does not supersede, modify or affect any requirement of provisions of the Riverside Municipal Code pertaining to building or zoning regulations.

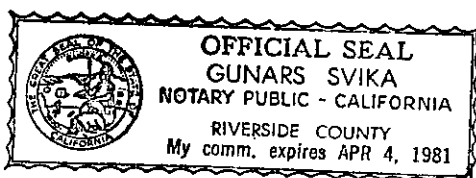
PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

Dated: MAY 1, 1980

By [Signature]
Planning Director
City of Riverside

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On MAY 1, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MICHAEL G. GORDON, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument on behalf of the Planning Commission of the City of Riverside, and acknowledged to me that said Planning Commission executed the same.



Notary Public in and for said County and State